

# Reno City Planning Commission



## DRAFT MINUTES

Wednesday, May 7, 2014 ~ 6:00 p.m.

Reno City Hall – City Council Chambers

One East First Street, Reno, Nevada

## MEMBERS

Doug Coffman, Chair  
Dagny Stapleton  
Paul Olivas  
Charles Reno  
Kathleen Taylor  
Kevin Weiske  
Jason Woosley

### I. PLEDGE OF ALLEGIANCE

Chairperson Coffman led the Pledge of Allegiance.

### II. ROLL CALL

Chairperson Coffman called the meeting to order at 6:19 p.m. A quorum was established.

**PRESENT:** Doug Coffman, Dagny Stapleton, Charles Reno, Kathleen Taylor, Kevin Weiske, Jason Woosley, and Paul Olivas

**ABSENT:** none

John Kadlic – City Attorney, was also present.

**III. PUBLIC COMMENT - This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.**

None

### IV. APPROVAL OF MINUTES OF APRIL 2, 2014 REGULAR MEETING (For Possible Action)

*It was moved by Commissioner Weiske, seconded by Commissioner Reno, to approve the April 2, 2014 regular meeting. The motion carried by a vote of 6-0 with one abstention from Commissioner Taylor.*

### V. CITY COUNCIL LIAISON REPORTS \*

There was no City Council Liaison report.

Chairperson Coffman requested agenda item VII.10 be presented at this time.

**VII. PUBLIC HEARINGS - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.**

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### **VII. PUBLIC HEARINGS - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.**

10. TXT14-00008 (Medical Marijuana Establishments) - This is a request to amend Reno Municipal Code Title 18, “Annexation and Land Development”, Chapter 18.08, and Chapter 18.24, to allow Medical Marijuana Establishments within the City of Reno under certain criteria together with other matters properly relating thereto. cch **(For Possible Action – Recommendation to City Council)**

Claudia Hanson, Planning Manager, presented the request. She stated this hearing was a follow-up to the workshop that was held earlier in the day. She noted Title Five for business license regulations would go directly to the City Council and would not be presented before the Planning Commission. She stated, during the workshop, the main discussion points regarded zoning districts where establishments would be allowed; to allow establishments within the Midtown Commercial District, which may be excluded through spacing criteria within State law; not to allow any of the four types of establishments on parcels located adjacent to residentially-zoned property; allowing the more industrial uses such as the labs, production facilities, and cultivation facilities in the entertainment Keystone and Wells Districts; and allowing dispensaries in the East Fourth District. The staff presentation included: eliminating hours of operations restrictions for establishments that would be covered under performance agreements; specifying spacing criteria would be established between property line and property line instead of front door to property line; and to make a recommendation to repeal the stay on the acceptance of applications.

At this time, Chairperson Coffman opened discussion to public comment.

Michael Pevy stated he was working with a group that was applying for licenses through the State Health Division for a cultivation center and dispensary. One member of the group owns a warehouse at 800 Stillwell, which is east of Valley in the north part of Reno, which is zoned Multi-Use UN and is excluded from the grid that was presented earlier. He commented this location was an ideal location for a cultivation center because it is a warehouse, fenced, and well within State guidelines. He requested this property be included in the approved zoning.

Michael Hillerby, Kemper Kroll representing Med Men of Nevada, LLC, commented he wanted to encourage the inclusion of the Midtown Commercial District from First Street to Neil Road as a possible location provided the property meets the various setback requirements in State and City law because one of his clients owns property in this area that meets requirements.

Seeing and hearing no further public comment requests, Chairperson Coffman closed public comment.

Chairperson Coffman asked if the areas of Valley and McCarran were added back into the chart.

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Claudia Hanson, Planning Manager, clarified those areas were not be added back in. It would be adding in the University Regional Center, but staff excluded this area. Commissioners can make a recommendation to include this area.

Commissioner Stapleton asked about the boundaries of this area.

Claudia Hanson, Planning Manager, stated the boundaries would be Sutro Street to Evans and McCarran to Timber, which is part of the long-term plan area for the University.

Commissioner Stapleton suggested a production and cultivation center could be established in this area because the industrial area behind the University seems an appropriate place for cultivation and production.

In response to Chairperson Coffman's question, it was stated medical marijuana establishments would have to be 300 feet away from day care facilities and 1,000 feet away from elementary and high schools, which is in State law.

Commissioner Weiske asked about staff criteria for excluding some locations if establishments will have to follow State law with regards to location regulations.

Claudia Hanson, Planning Manager, stated staff considered zoning in close proximity to hospital facilities if these establishments are to be medical marijuana suppliers. Neighborhood Commercial zoning was excluded because it is surrounded by residential zoning or schools and/or parks. Arterial and Community Commercial was included because these locations have the best transit access. The California District and River District in the Downtown Regional Center was excluded because the River Walk District was considered a park. Production, cultivation and labs are being kept in the more industrial zoning districts. Dispensaries were excluded from industrial zoning districts because dispensaries are being considered retail business.

Commissioners Stapleton and Woosley encouraged discussion to include Mr. Pevy's suggested location for production and cultivation.

Commissioner Reno asked if the performance agreement would be reviewed by the Planning Commission.

Claudia Hanson, Planning Manager, stated the performance agreement would only be presented to the City Council.

Chairperson Coffman asked if the Midtown District would be included with the elimination of the 300 feet for a dispensary.

Claudia Hanson, Planning Manager, stated that was discussed during the workshop, but the Planning Commission could make that recommendation during this hearing and adding in the prohibition for parcels adjacent to residentially-zoned property. She recommended excluding the Midtown Residential area because it would go against the intent of State law of not allowing establishments in residential areas.

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Commissioner Stapleton asked if south of the South Virginia Transit Corridor be included as an allowed use.

Commissioner Stapleton reiterated Commissioner Weiske's earlier question requesting to know why staff was imposing additional criteria, when establishments have to meet State spacing requirements.

Commissioner Weiske stated he wanted to clarify his earlier question was regarding all four pieces of the MME. He suggested these be reviewed as four independent entities, as presented by staff, and asked, if land use for medical marijuana dispensaries is different than production, lab and cultivation centers, would medical marijuana dispensaries be allowed in the Midtown District if the 300 feet from residential adjacency was eliminated because dispensaries are considered retail businesses.

Claudia Hanson, Planning Manager, stated, if dispensaries were included in the Midtown Commercial district, the Planning Commission would need to clarify if the Midtown Residential District was considered a residentially-zoned property because it is currently mixed use and a dispensary could be established.

Commissioner Taylor asked if locations that are currently not included, but may be included would still need to meet State requirements.

Claudia Hanson, Planning Manager, replied yes.

Commissioner Weiske asked if a house of worship was included in the 1,000 feet exclusion.

Claudia Hanson, Planning Manager, clarified it was 300 feet.

Commissioner Reno asked for examples of production and cultivation centers that could be located in neighborhood commercial zoning areas.

Claudia Hanson, Planning Manager, clarified neighborhood commercial was not included for any medical marijuana establishments. She reviewed and Planning Commission discussed the following zoning districts and establishments that could be established in these areas:

- Arterial Commercial – staff proposed allowing all four types of medical marijuana establishments; Planning Commission agreed with staff;
- Community Commercial – staff proposed allowing all four types of medical marijuana establishments; Planning Commission agreed with staff;
- Industrial Districts (I, IC, and IB) – staff proposed allowing labs, production and cultivation; Planning Commission discussed and agreed with staff;
- Downtown Reno Regional Center - Entertainment Districts (from the freeway to Liberty Street and Arlington to Evans) – staff proposed allowing dispensaries; Planning Commission agreed with staff;
- Keystone District (from the freeway to Jones or First Street and Keystone to Arlington) – staff proposed allowing dispensaries; Planning Commission discussed production, cultivation, and labs in this district but did not add and agreed with staff;

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- Wells District (from Evans to Wells and the freeway to the railroad tracks) – staff proposed allowing dispensaries. Planning Commission added labs, production, and cultivation;
- Redfield Regional Center – Tourist Commercial and Retail – staff proposed to include dispensaries, labs, and production; Planning Commission agreed with staff;
- Redfield Regional Center - Industrial – staff proposed that no dispensaries be allowed. Cultivation, labs or production would be allowed; Planning Commission agreed with staff;
- Medical Regional Center (from the river to Mill Street and Kietzke Lane to Wells Avenue) – staff proposed allowing dispensaries, labs, and production; Planning Commission agreed with staff;
- Western Gateway Regional Center (Boomtown and Gold Ranch areas) – staff proposed allowing all four types of medical marijuana establishments Planning Commission agreed with staff;
- North Virginia Transit Corridor – there are severe limitations, but there is quite a bit of industrial type land; there was discussion to allow all four types of medical marijuana establishments; Planning Commission agreed;
- South Virginia Transit Corridor – staff proposed allowing all four types of medical marijuana establishments;
  - Midtown Commercial – earlier discussion was to allow dispensaries and labs; Planning Commission added all four types of facilities from Midtown to Moana Lane and dispensaries and labs in the Plumb Lane Crossing area; Planning Commission agreed;
- West Fourth Street Transit Corridor (from Keystone to West Fourth Street ending under the freeway) – staff proposed allowing all four types of medical marijuana establishments; Planning Commission agreed with staff;
- East Fourth Street – staff proposed allowing labs, production and cultivation. Discussion was to allow dispensaries; Planning Commission agreed to add;
- UNRC – staff did not recommend the UNRC; discussion was to allow production, cultivation, and labs by the Timber and Valley intersection with the inclusion of the industrial area if allowed by State regulation; Planning Commission agreed to add.

Commissioner Reno commented, in his opinion, dispensaries only were appropriate for the Downtown.

Commissioner Stapleton stated she disagreed with Commissioner Reno because production and cultivation centers could be used as transitional facilities until there is more demand for property in the Downtown.

Commissioner Reno stated he understood about revitalizing the Downtown, but that he disagreed with Commissioner Stapleton because production and cultivation centers are considered warehousing and should remain in industrial areas.

Commissioner Olivas asked for clarification that property owners cannot relocate facilities once an agreement is received by the City Council.

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Claudia Hanson, Planning Manager, clarified the license is for the group in that location.

Commissioner Reno suggested establishing all four medical marijuana establishments in the Wells District.

Commissioner Weiske stated he agreed with Commissioner Reno's suggestion because the Wells District is a transitional area with industrial uses.

In response to Commissioner Weiske's question, Claudia Hanson, Planning Manager, with presentation maps, reviewed the Redfield Regional Center industrial and tourist commercial areas and the establishments that could be developed in those areas.

Commissioner Reno asked if there was a size limitation to a production facility.

Claudia Hanson, Planning Manager, replied no.

Commissioner Reno commented he was not sure production was the best place within the Medical Regional Center because production should be limited to industrial areas.

Fred Turnier, Community Development Director, stated he visited a cultivation facility in Denver, Colorado and that 10,000 square feet seemed to be the desired size for a facility to prevent being noticed by the public and federal regulators. He noted he also visited a production facility which was small and located with the dispensary.

Claudia Hanson, Planning Manager, stated staff was recommending elimination of additional regulations regarding hours of operation to be covered under performance agreements.

Commissioner Olivas asked why certain areas, like the California District, were excluded if they met spacing regulations.

Claudia Hanson, Planning Manager, reviewed the following locations that were excluded:

- Conventional Regional Center – excluded due to family/youth events held in the area;
- Dandini Regional Center – excluded due to school, prison, and training facilities in the area;
- Reno-Tahoe International Airport Regional Center – uses could be allowed in the industrial/commercial district;
- Reno-Stead Airport – excluded due to limitation of uses and ownership.

Commissioner Reno suggested labs be allowed in all areas.

Commissioner Stapleton stated she would be in favor of excluding the Conventional Regional Center, Dandini Regional Center, and Reno-Stead Airport for the reasons given, but to allow all uses for the Reno-Tahoe International Airport Regional Center and the California District.

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Commissioner Weiske suggested excluding dispensaries from the Reno-Tahoe International Airport Regional Center.

Commissioner Reno suggested excluding cultivation and production from the California District.

Claudia Hanson, Planning Manager, clarified hours of operation would be deferred to base zoning to allow the City Council more flexibility in making the hours of operation more site-specific. Spacing requirements would be measured from property line to property line with a State survey. If the Planning Commission moves forward with the ordinance and the proposed changes as discussed, a recommendation would also be made that the stay be lifted on acceptance on land use applications related to medical marijuana establishments.

Chairperson Coffman noted the 300 feet has also been eliminated.

Commissioner Stapleton stated the residential adjacency has also been included. She asked if there would be unintended consequences from this inclusion.

Claudia Hanson, Planning Manager, stated there will be a one-parcel buffer and, if that area was parceled, the parcel map would trigger the special use permit.

*It was moved by Commissioner Weiske, seconded by Commissioner Stapleton, to recommend approval of TXT14-00008 (Medical Marijuana Establishments) based upon compliance with the applicable findings based upon all of the agreed to modifications, as discussed. Commissioner Weiske stated he could make all of the findings. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 7-0.*

### **VI. TIME EXTENSIONS**

1. LDC14-00031 (Stonefield Phase 4) – This is a request for a 2 year time extension for the Stonefield Phase 4 tentative map. The +/-70.11 acre site is located along the south side of Lear Boulevard, +/-2,240 feet east of its intersection with Military Road and +/-120 feet east of the Gilvarry Street/Finnsech Drive intersection in the SF4 (Single Family Residential – 4,000 square feet) zone. wjg [Ward 4] **(For Possible Action)**

Tim Scheideman, Lenar representing MS Rialto Horizons NV, stated he was in attendance to answer any questions.

Bill Gall, Senior Civil Engineer, stated this is a request for a time extension to file a successive final map for the Stonefield Phase 4 subdivision. If the Planning Commission grants the extension, the next successive final map will be required to be recorded by June 20, 2016.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, Chairperson Coffman closed public comment.

*It was moved by Commissioner Weiske, seconded by Commissioner Reno, to recommend approval of the two-year time extension request for LDC14-00031 (Stonefield Phase 4) subject to the*



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*original conditions of approval as amended by LDC12-00024. Commissioner Weiske stated he could make all of the findings. The motion carried by a vote of 7-0.*

2. LDC14-00032 (Esplanade at Damonte Ranch – Village 24) – This is a request for a 2 year time extension for the Esplanade at Damonte Ranch – Village 24 tentative map. The +/-29.3 acre site is located on the southeast corner of the Steamboat Parkway/Veterans Parkway intersection in the Damonte Ranch Residential PUD (Planning Unit Development) zone. wjg [Ward 2] **(For Possible Action)**

Mike Myer, representing DR Horton, stated he was in attendance to answer any questions regarding the request.

Bill Gall, Senior Civil Engineer, stated Esplanade is a 414-unit, triplex, single-family subdivision. 186 lots have been recorded. If the request is approved, the next final map will need to be recorded by August 3, 2016.

At this time, Chairperson Coffman opened discussion to public comment.

Philip Horan commented the original approval did not contain conditions on the amenities for the complex. He stated the 180 units already developed are not adequate and that DR Horton is in the process of selling the property. Current residents are concerned with further development.

Seeing and hearing no further public comment requests, Chairperson Coffman closed public comment.

Commissioner Reno asked for a follow-up to public comment concerns that were heard.

Bill Gall, Senior Civil Engineer, stated the original approval required a certain level of amenities be constructed with the project. The amenities package was completed with the first phase and the extension would require the subdivision to be completed per the original approval.

*It was moved by Commissioner Reno, seconded by Commissioner Woosley, to request approval of the two-year time extension for LDC14-00032 (Esplanade at Damonte Ranch – Village 24) subject to the original conditions of approval as amended by LDC12-00036. Commissioner Reno stated he could make all of the findings. Commissioner Woosley stated he could make all of the findings. The motion carried by a vote of 7-0.*

3. LDC14-00033 (Wild Stallion Estates) – This is a request for a 2 year time extension for the Wild Stallion Estates tentative map. The +/-196 acre site is located +/-110 feet east of the northeast corner of the intersection of North Hills Boulevard and Beckworth Drive in the SPD (Specific Plan District) zone. wjg [Ward 4] **(For Possible Action)**

Chris Baker, Manhard Consulting, stated they agreed with staff's recommendation for approval and was in attendance to answer any questions.



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Bill Gall, Senior Civil Engineer, stated the request came in a week after the previous map expired, which is allowed by NRS. He clarified the two-year time extension is from the time the map originally expired and not from the time of the approval of the extension. He noted this project was still on the list of approved projects requested by TMWA and the Public Works Department. If approved, the next successive final map would have to be recorded by March 19, 2016.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, Chairperson Coffman closed public comment.

*It was moved by Commissioner Weiske, seconded by Commissioner Taylor, to recommend approval of the two-year time extension for LDC14-00033 (Wild Stallion Estates) subject to the original conditions of approval as amended on September 5, 2007. Commissioner Weiske stated he could make all of the findings. The motion carried by a vote of 7-0.*

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1. Discussion of the FY 2014-2015 Action Plan Outlining Funding Allocations for the Program Year for Submission to the U.S. Department of Housing and Urban Development (HUD). ft [All Wards] **(For Possible Action)**

Fred Turnier, Community Development Director, stated this is the first time an annual action plan has been presented to the Planning Commission. The annual action plan was constructed to determine how to use federal grant funding that is received for the city, specifically Community Development Block Grants (CDBG), Emergency Solutions Grants, and Home Consortium funding. The City Council has reviewed the action plan. FY2014-15 begins July 1, 2014. He reviewed past CDBG projects. He stated this year's action plan includes meeting with elected and appointed officials of areas eligible for CDBG funding, primarily Ward Three, to determine projects that will help leverage funding. Improvements for Village at the North, an affordable housing project, will be completed with the Home Consortium funding. Emergency Solutions grant funding will be used toward the Community Assistance Center, which provides programs for people in need, such as the homeless, and also provides assistance with affordable housing. CDBG funds are used to meet a national objective to eliminate slum and blight, help individuals in low-to-moderate income families, job creation, construction improvements, rehab of residential properties, Code Enforcement, public services such as the Community Assistance Center, homeownership assistance, and microenterprise assistance.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, Chairperson Coffman closed public comment.

Chairperson Coffman thanked Mr. Turnier for presenting the action plan to the Planning Commission. He commented it was informative.

Commissioner Reno asked for an explanation regarding micro loans.

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Maureen McKissick, City Manager's Office, stated there are two loan programs: 1) the Reno Accelerator Program, which is considered a pilot because it was launched this year. Through this program, eligible start-ups are being funded of \$20,000 during the early stage of development. Eight start-ups will be funded this year with the possible of nine start-ups next year; 2) VEDC, which is a community development financial institution, a non-profit lender who do small business loans in the community of up to \$200,000.

Commissioner Reno asked about the budget for the two programs.

Maureen McKissick, City Manager's Office, stated the budget for the VEDC is \$200,000 and the budget for the Reno Accelerator Program is \$200,000.

2. LDC13-00063 (Somerset 5B Condition Amendment) - This is a request to amend Condition No. 1 of Case LDC04-00464 (Tentative Map for Somerset 5B). If approved the amendment would allow the applicant to modify the product type on 27 finished lots. The subdivision is located south of Somerset Parkway at the intersection of Somerset Parkway and Heavenly View Trail in the Somerset PUD (Planned Unit Development) zone. wjg [Ward 5] **(For Possible Action)**

Melissa Lindell, Wood Rodgers, presented the request. She stated the original tentative map was approved in 2004 for 288 lots, which included a mixture of detached, single-family, court homes and single family, attached duets. The subdivision is partially complete. Florsheim Homes has acquired the undeveloped lots and would like to develop detached, single family homes on twenty-seven of the remaining lots. The change would also require modification of side yard setbacks from 8 feet on one side of the duets to five on one side and four on the other side for a total of 9 feet. The change in product type from attached to detached homes and setback modifications requires an amendment to Condition 1 of the previous tentative map. Florsheim Homes have worked with the existing HOA with regards to the architectural style of the homes and the location of where the detached homes will be and has secured support for the 27 lots.

Bill Gall, Senior Civil Engineer, stated the City supports the request. Approximately ten phone calls or emails were received, but only for lot information and the change from duplex to single family. There was no opposition to the project. Staff recommends approval of the amendment to Condition 1 as stated in the staff report.

Commissioners Weiske, Stapleton, and Chairperson Coffman disclosed they visited the site.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, Chairperson Coffman closed public comment.

Commissioner Weiske commented, typically, set backs are not less than five feet. He asked if the amendment of four feet on one side was acceptable.

Jeff Donahue, Reno Fire Marshal, stated Code allows up to three feet between buildings based on a construction. There were no issues with this amendment upon initial review.

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*It was moved by Commissioner Woosley, seconded by Commissioner Olivas, to approve the amendment request for LDC13-00063 (Somerset 5B Condition Amendment) for Condition No. 1 of Case LDC04-00464 (Tentative Map for Somerset 5B) based upon compliance with the applicable findings. Commissioner Woosley stated he could make all of the findings. Commissioner Olivas stated he could make all of the findings. The motion carried by a vote of 7-0.*

3. LDC14-00023 (West Meadows Estates) - This is a request for a: 1) Master Plan amendment to change the Master Plan land use designation from Single Family Residential on ±104.5 acres, Unincorporated Transition on ±15.5 acres and Open Space on ±79 acres to Special Planning Area on ±199.1 acres; and 2) zoning map amendment to change the zoning from LLR1 (Large Lot Residential – 1 acre) on ±78.1 acres, UT40 (Unincorporated Transition – 40 acres) on ±79 acres, SF15 (Single Family Residential – 15,000 Square Feet) on ±26.4 acres and Open Space on ±15.5 acres to PUD (Planned Unit Development) to allow development of ±98.6 acres of single family uses with up to 493 single family residential units with a gross density of ±5 units per acre, ±10 acres of commercial uses with a maximum gross floor area of 100,000 square feet and ±90.5 acres of open space uses. This is a Project of Regional Significance as the proposed uses will generate more than 187,500 gallons of sewage per day (±518,000 gallons per day) and more than 6,250 average daily trips (±9,079 average daily trips). The subject area includes five parcels located north of US Highway 40 totaling ±199.1 acres in an area spanning ±1,500 feet west and ±3,500 feet east of the intersection of Summerset Drive and US Highway 40. njg [Ward 5]  
**(For Possible Action)**

John Krmpotic, KLS Planning, presented the request. He stated staff agreed to the change to four acres of neighborhood commercial and six acres of restricted. In concept, the PUD allows for 45% of the site for open space with single family zoning and ten acres for commercial. Access points will be for each of the single family nodes and the commercial.

Nathan Gilbert, Associate Planner, stated, with the modifications addressed in the memo dated May 6<sup>th</sup>, staff can make all of the applicable findings, specifically with the reduction in commercial area to four acres. The remaining six acres would be limited to very low intensity uses. The language in the memo was reviewed and approved by the City Engineer. Staff recommends the Planning Commission forward a recommendation of approval to the City Council with the modification outline in both memos. In addition, staff members from Reno Fire, Reno Parks Department, and Washoe County School District are in attendance to answer questions regarding the request.

Commissioners Reno, Woosley, Olivas, Stapleton, Weiske, Taylor, and Chairperson Coffman disclosed they received emails and visited the site.

At this time, Chairperson Coffman opened discussion to public comment.

Richard Skinner, Verdi resident, commented this development does not fit the character of the neighborhood and that, if approved, he would be moving.

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Mickey Skinner, Verdi resident, commented she was not in favor of the development because it would destroy the character of the area and create more blight.

Gideon Caplovitz, Verdi homeowner, stated he was in strong opposition against this development because it poses an existential threat to the culture of Verdi. He commented the development would double the size of the community. He commented on the effects the development would have with regards to zoning.

Bill Thomason, Somerset homeowner, stated he has lived in the area since 1991. He commented his concern regarded a further reduction in the already minimal services being offered.

Tamara Baron, Verdi resident, expressed concern regarding an increase in recreation traffic and a decrease in services. She stated the development may serve the purpose of some people, but not all of the people in the community.

Sally Brinkerhoff, Verdi resident, stated she agreed with concerns that have been expressed.

Carly Borchard, Verdi resident, commented she agreed with concerns expressed and stated there will be a need for an increase in city services.

The following individuals were in opposition to the development, but did not wish to speak:

Ruth Thomason  
Kyle Killebrew  
Grennadis Curorly

Seeing and hearing no further public comment requests, Chairperson Coffman closed public comment.

In response to Commissioner Reno's question, Nathan Gilbert, Associate Planner, reviewed density in the area.

Commissioner Reno asked how many units could be developed on 15,000 square feet.

John Krmpotic explained the property owner would like the flexibility to develop different parcel sizes.

Commissioner Reno asked if the Verdi interceptor reaches the development.

John Krmpotic replied yes. Currently, the interceptor is empty and needs more sludge to work better.

Commissioner Reno asked how water is being provided.

John Krmpotic stated the water will be extended from the roundabout about a mile down the road and will be provided through TMWA. He noted a fire truck will be exclusively dedicated for service to

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the Verdi area at a certain threshold. The property owner has also agreed to and offered to a condition to build a modular classroom at Verdi Elementary School.

Commissioner Woosley requested to know the impact to Verdi Elementary School.

Mike Boster, Washoe County School District, stated, based upon build out of 493 units, Verdi Elementary School would have ninety new students; Billingshurst Middle School would have thirty-three new students; and, McQueen High School would have forty-nine new students.

Commissioner Woosley asked if Verdi Elementary School would be able to handle this impact.

Mike Boster, Washoe County School District, replied currently no. He reiterated the developer offered to construct a modular facility at Verdi Elementary to accommodate the additional students. The school may be full at 150-unit build out or sooner depending on the demographics of the development.

Commissioner Woosley asked how long the offer of building a modular facility at the school was good for.

John Krmpotic replied the offer is in perpetuity. It is in the PUD.

Commissioner Stapleton questioned if one classroom would be able to accommodate the projected number of additional students.

Commissioner Taylor commented that additional teachers will be needed with the modular classroom. She asked if the developer was going to help with those additional costs.

Mike Boster, Washoe County School District, replied not to-date.

Commissioner Stapleton commented firefighters in the City of Reno are being laid off. She asked what station would house the new fire truck and about the response time.

Jeff Donahue, Reno Fire Marshal, stated the fire truck would be housed at Station 11 and the response time would be from six to eight minutes.

Commissioner Stapleton asked if more staff would be hired for this station.

Jeff Donahue, Reno Fire Marshal, replied the station is manned every day. He explained the new fire truck would be dedicated for this development and currently there is enough staff to man the truck.

Commissioner Weiske noted, on page 5, first paragraph of the staff report county staff opposed the ten-acre commercial component because it is perceived as detrimental to the county. He asked what was meant by “detrimental to the county”.

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John Krmpotic stated he was not sure, but his understanding was that there was not enough market area to serve two competing “big boxes”. The developer was planning walkability for neighborhood commercial.

Nathan Gilbert, Associate Planner, stated city and county staff coordinated on the neighborhood commercial portion and that supporting documents were provided to Commissioners in their packets, but they were unable to modify the commercial component with the applicant prior to report publication. Staff had proposed an economic impact study be completed or to modify the proposal to allow only four acres of neighborhood commercial with the remainder limited to very restrictive low-intensity uses, which county staff supported.

Commissioner Weiske commented there was discussion in the staff report from the Nevada Department of Wildlife and the residents regarding the deer habitat. He requested to know what is being proposed and what is acceptable with NDOW regarding this issue.

Nathan Gilbert, Associate Planner, stated a wildlife mitigation plan would be required to alleviate human wildlife issues, improve habitats specific to the deer herd, and for the plan to be developed in cooperation with the Nevada Department of Wildlife and the United States Fish and Wildlife Service in addition to a noxious and evasive species plan prior to any tentative map approval.

Commissioner Weiske asked for clarification that the plan would not change neighborhoods, but may help to enhance the feeding habitat available.

Nathan Gilbert, Associate Planner, stated that is the hope and also to deter the deer and traffic interface on Highway 40.

Commissioner Weiske asked if the sewer service interceptor put in place was specifically for this development or designed for a smaller use.

John Krmpotic stated he would have to review the PUD, but the interceptor was brought in years ago to serve a much broader area.

Bill Gall, Senior Civil Engineer, stated the interceptor was brought in for all developments based on future projections at the time it was installed. At this time, there is very little flow in the interceptor and maintenance issues resulting from the low flows.

Commissioner Weiske asked if the increase in the number of units originally planned would prevent another developer from tying into the system when they had the right to do so.

Bill Gall, Senior Civil Engineer, replied no. It is staff’s responsibility to approve developments that can be maintained by the interceptor.

Commissioner Taylor requested to know what the developer can do with the property at this time.



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Nathan Gilbert, Associate Planner, stated current zoning is SF-15 and LLR-1. The zoning was assigned when the development was annexed to the city and a 159 unit subdivision was approved through a cluster development special use permit.

Commissioner Stapleton noted the staff report lists the fire response time as 8-9 minutes, but Reno Fire Marshal Donahue stated it was 6-8 minutes. She asked which response time was correct. She also requested more information regarding how the fire truck would be manned if other stations would not be closed.

Jeff Donahue, Reno Fire Marshal, stated Station 11 is not designated for brown-outs or staff reductions. A couple of routes were taken when determining response times and 6-8 minutes was the average time when the Fire Chief drove the route. The 8-9 minutes listed in the staff report was a conservative estimate. With current layoffs, there is a proposal to add one additional station to the current brown out process, but Station 11 is staffed on a daily basis. He explained an additional 500 homes would not have that great of an impact to current services.

Commissioner Stapleton asked why a fire truck was requested.

Jeff Donahue, Reno Fire Marshal, stated it was to dedicate fire equipment apparatus to this area and the Boomtown area. The relocation of apparatus does not require a relocation of staff.

Commissioner Weiske noted, on page 14, Finding B of the staff report states natural and scenic resources would not be impacted from unreasonable impairment. He stated, from his site visit, there appeared to be drainage ways. He asked if those were drainage ways and if they would be impacted.

John Krmpotic stated they will not. They have complete 100% avoidance of the drainage ways. In response to Commissioner Olivas' question, John Krmpotic review access points to surrounding areas.

Nathan Gilbert, Associate Planner, stated that access to the Mortensen-Garson Plan, Phase 1 development is already dedicated through the site area and that only emergency access is allowed from the Sommerset PUD.

Commissioner Reno requested information regarding concerns about the I-80 interchange and traffic.

John Krmpotic stated the traffic report showed Level Service C, which is more than acceptable by all regional road standards, but it was reduced because of the Floor Area Ratio (FAR).

In response to Commissioner Stapleton's question, Bill Gall, Senior Civil Engineer, explained the differences between Level Service A thru D, which is acceptable for all regional road standards.

Chairperson Coffman asked if the project triggered a traffic study.

Bill Gall, Senior Civil Engineer, stated a study will need to be done for each segment that connects to US 40.



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Commissioner Weiske asked how the current quality of air will be preserved if the level of service is going to be decreased by 40%.

Bill Gall, Senior Civil Engineer, stated the level of service will be dropped from a B to a C at future build out in future conditions. The level of service will not be dropped to a D. Air quality will be preserved if the intersection designs are kept up and the level of service is consistent.

Commissioner Reno stated the project has the potential for increased development, but the applicant has done a lot to mitigate the impact and create a lot of open space within the parcel; therefore, he was in agreement with the request.

***It was moved by Commissioner Reno, seconded by Commissioner Olivas, to request adoption of the amendment to the Master Plan for LDC14-00023 (West Meadows Estates) based upon compliance with application consideration by resolution subject to conformance review by the Regional Planning Agency. Commissioner Reno stated he could make all of the findings.***

Commissioner Stapleton stated she could not support the motion because she could not make all of the findings. She also had concerns with: 1) regard to the readiness and service availability of fire and school; 2) Washoe County's concern that the neighborhood commercial being proposed would detract from the old downtown area; 3) the letters received from NDOW; 4) the lack of information regarding the mitigation plan for deer; and, 5) the architectural concerns and concerns regarding the park being proposed that had not been presented. She stated, for the Master Plan amendment, she could not make NRS Findings 2, 4, 5, 6 and 7. For the zoning map amendment, Commissioner Stapleton stated she could not make Findings B, H, or M.

Commissioner Taylor stated she was in agreement with Commissioner Stapleton's comments. She could not make any of the findings.

Commissioner Weiske stated he was in support of Commissioner Stapleton and Commissioner Taylor's lack of findings. He could not make Findings 2 and 6.

***Commissioner Reno withdrew his motion due to the lack of support.***

Commissioner Reno stated he withdrew his motion because there are some concerns that have been brought up with NDOW. In his opinion, the issues with fire were addressed sufficiently, but he still had some concerns.

***Commissioner Olivas withdrew his second to the motion.***

Commissioner Olivas stated in his opinion, the issues regarding service were adequately addressed, but there were other concerns with county and NDOW.

Commissioner Reno added the project may get approved if some of these concerns were better addressed, especially regarding fire services.

John Krmpotic questioned what more could be done by the Fire Department to mitigate concerns.

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Commissioner Reno stated he understood about moving apparatus, but he had concerns about fire protection and future build out of the area.

Commissioner Weiske stated he could not make Finding 2 because there are conflicting reports between city and county staff regarding the expansion and that more information should be presented.

Commissioner Woosley stated there is concern regarding the expansion and the wildlife habitat. He could make some of the findings, but not all of the findings; therefore, he would not be supporting this project at this time.

John Krmpotic requested a continuance to address Commissioner concerns.

Commissioner Weiske suggested this item be continued to the June 4, 2014 meeting.

***It was moved by Commissioner Weiske to continue item LDC14-00023 (West Meadows Estates) to the June 4, 2014 meeting.***

Fred Turnier, Community Development Director, questioned if June 4 would allow sufficient time for staff to work with the applicant regarding these issues.

Nathan Gilbert, Associate Planner, requested this item be continued to the July meeting.

Commissioner Stapleton stated for the record she is very concerned about the fire response time, school situation, and park situation and in her opinion, there is anything the applicant can do to fix those services in the region. She suggested a denial of this project rather than a continuation.

***Commissioner Weiske amended his motion to continue item LDC14-00023 (West Meadows Estates) to the July 9, 2014 meeting. Commissioner Reno seconded the motion.***

Commissioner Reno stated in his opinion some of these concerns can be worked out.

***The motion carried by a vote of 5-2; Commissioner Stapleton and Commissioner Taylor were in opposition.***

At this time, Chairperson Coffman called for a 5-minute break.

4. LDC14-00026 (Bistro Habanero) - This is a request for a special use permit to allow:  
1) a restaurant with alcohol service in the NC (Neighborhood Commercial) zone; and  
2) the use to be located adjacent to residentially zoned property. The proposed use comprises ±2,180 square feet of an existing ±4,300 square foot building, located on the northwest corner of the South Rock Boulevard/South McCarran Boulevard intersection (1196 South Rock Blvd) in the NC zone. The site has a Master Plan land use designation of Mixed Residential. vak [Ward 3] **(For Possible Action)**

David Arevalo, owner, stated he applied for a special use permit to serve beer and wine.

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Vern Kloos, Senior Planner, stated the primary issues related to this request would be the noise and operational characteristics of adding alcohol service to the restaurant. They would operate during the normal business hours allowed within the NC zone, which is 6:00 a.m. to 11:00 p.m. The use adjacent to the north is residential and is well-buffered. Staff believes all findings to approve the special use permit can be made. Three letters were received in favor of the request. One letter had some peripheral concerns regarding garbage pickup and graffiti. The applicant stated he puts his garbage in the designated area. An email was sent stating these types of concerns can be sent to Reno Direct.

Commissioners Weiske, Stapleton, Taylor, Reno, Olivas, and Chairperson Coffman disclosed they visited the site and received emails.

Commissioner Woosley disclosed he visited the site.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, he closed public comment.

*It was moved by Commissioner Weiske, seconded by Commissioner Stapleton, to approve the special use permit for LDC14-00026 (Bistro Habanero) based upon compliance with the applicable findings and subject to conditions. Commissioner Weiske stated he could make all of the findings. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 7-0.*

5. LDC13-00064 (Hunter Lake Salon) – This is a request for a special use permit to construct a ±1,563 square foot salon/barbershop adjacent to residential zoning. The ±.59 acre project site is located on two parcels ±170 feet west and ±280 feet south of the intersection of Mayberry Drive and Hunter Lake Drive at 1460 Mayberry Drive and 1165 Hunter Lake Drive in the NC (Neighborhood Commercial) zone. The site's Master Plan land use designation is Mixed Residential. njg [Ward 1] **(For Possible Action)**

Angela Fuss, CFA Planning and Engineering, presented the request. With presentation maps, Ms. Fuss reviewed the location of the new salon. They are in agreement with all conditions and she was available for questions.

Nathan Gilbert, Associate Planner, stated staff concurred with the applicant's presentation and recommended approval of the request.

Commissioners Woosley, Reno, Olivas, Stapleton, Weiske, Taylor, and Chairperson Coffman disclosed they visited the site.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, Chairperson Coffman closed public comment.

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*It was moved by Commissioner Woosley, seconded by Commissioner Stapleton, to recommend approval of the special use permit for LDC13-00064 (Hunter Lake Salon) based upon compliance with the applicable findings subject to conditions. Commissioner Woosley stated he could make all of the findings. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 7-0.*

6. LDC14-00028 (Starbucks-Del Monte Plaza) - This is a request for a special use permit to construct an  $\pm 1,800$  square foot coffee shop with a drive-through facility on the east side of a  $\pm 7.46$  acre site located on the west side of South Virginia Street, west of its intersection with Meadowood Mall Circle (6011 South Virginia Street) in the MU/CRC/GMU (Mixed Use/Convention Regional Center/General Mixed Use) zones. The site has a Master Plan land use designation of Special Planning Area/Convention Regional Center Plan/General Mixed Use. vak [Ward 2] **(For Possible Action)**

Mike Railey, Rubicon Design Group, presented the request. He stated the plan was to remove a portion of the existing parking lot located along the west side of South Virginia Street and replace it with a new Starbucks drive-through facility. The site was developed long before the Transit Corridor standards were adopted, so there will be more than enough parking for the existing commercial center even with the project.

Vern Kloos, Senior Planner, stated staff believes all findings can be made. All minor adjustments have been conditioned. One phone call was received about the project, but it was informational only. Staff recommended approval subject to conditions.

Commissioners Taylor, Weiske, Stapleton, Olivas, Reno, Woosley, and Chairperson Coffman disclosed they have visited the site.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, Chairperson Coffman closed public comment.

Commissioner Stapleton asked for more information on the traffic circulation onto Virginia Street and how traffic congestion will be mitigated as well as pedestrian access.

Mike Railey stated the “pork chop” median would be removed to allow the driveway to go through. The driveway onto South Virginia Street is 75 feet in length. A new pedestrian connection will also be added from the sidewalk on South Virginia Street. They will also maintain all existing sidewalks.

Commissioner Stapleton asked how a traffic cluster will be avoided even with the removal of the “pork chop” median.

Mike Railey reviewed the drive-thru entrance and exit points. He stated there will be stacking within the drive-thru itself.

Commissioner Weiske commented he had concern with adding additional traffic to the “cuing” area onto South Virginia Street. He asked if there could be a change to the parking lot design to have traffic going in the opposite direction.

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Bill Gall, Senior Civil Engineer, stated he has identified the same issues and Condition 8 requires a traffic study with the appropriate mitigation and that these concerns will be addressed when the building permit is reviewed.

Commissioner Weiske stated he would vote in favor of the project, but he did not like the process of being asked to vote on something that the Planning Commission will not have control over in the future.

Commissioner Stapleton stated she agreed that she wanted to vote on the solution. She suggested a portion of the drive aisle be closed off to prevent traffic congestion and for this suggestion to be conditioned.

*It was moved by Commissioner Weiske, seconded by Commissioner Stapleton, to approve the special use permit for LDC14-00028 (Starbucks – Del Monte Plaza) based upon compliance with the applicable findings and subject to conditions. Commissioner Weiske stated he could make all of the findings. Commissioner Stapleton stated she could make all of the findings. The motion carried by a vote of 7-0.*

7. LDC14-00029 (The Point Night Club) - This is a request for a special use permit to establish a ±3,442 square foot night club use in the MU/SVTC/CA (Mixed Use/South Virginia Transit Corridor/Commercial Area) zones. The ±10,825 square foot site is located on the southwest corner of the South Virginia Street/Walts Lane intersection (1601 South Virginia Street). The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor/Commercial Area. vak [Ward 1] **(For Possible Action)**

Mike Railey, Rubicon Design Group, presented the request. He stated the site has operated as a restaurant and bar for over 54 years. The existing Point is located on West Fourth Street. The owner has opened at this new location but only operates as a bar. The karaoke component triggered the special use permit to operate as a nightclub. They have agreed to conditions in the special use permit. New signage and parking lot striping will be established for better traffic circulation.

Vern Kloos, Senior Planner, stated the staff concerns for the nightclub component were to ensure the noise and operational characteristics do not adversely affect the area. There is a windowless block wall facing the site for the apartments to the west. There is a condition to establish an interior door between the outer entrance door and the bar/karaoke section to minimize exterior noise. Staff is recommending approval of the project. No phone calls or correspondence was received regarding this project.

Commissioners Woosley, Reno, Olivas, Stapleton, Weiske, Taylor, and Chairperson Coffman disclosed they have visited the site.

At this time, Chairperson Coffman opened discussion to public comment. Seeing and hearing no public comment requests, Chairperson Coffman closed public comment.

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Commissioner Weiske asked if the special use permit allowed live music.

Vern Kloos, Senior Planner, stated the special use permit is limited to karaoke activity only.

Chairperson Coffman asked about the hours of operation.

Vern Kloos, Senior Planner, stated twenty-four hour use is allowed by right in this zone, but the intention is to operate only until 2:00 a.m.

*It was moved by Commissioner Stapleton, seconded by Commissioner Taylor, to approve the special use permit for LDC14-00029 (The Point Night Club) based on compliance with the applicable findings and subject to conditions. Commissioner Stapleton stated she could make all of the findings. Commissioner Taylor stated she could make all of the findings. The motion carried by a vote of 7-0.*

8. LDC14-00030 (Picasso and Wine) - This is a request for a special use permit to establish a bar within an existing  $\pm 1,990$  square foot building. The 8,400 square foot site is located on the south side of Vassar Street,  $\pm 235$  feet east of its intersection with Holcomb Avenue (146 Vassar Street) in the CC/WANP/MURES (Community Commercial/Wells Avenue Neighborhood Plan/Mixed Use Residential) zones. The site has a Master Plan land use designation of Special Planning Area/Wells Avenue Neighborhood Plan/Mixed Use Residential. vak [Ward 3] **(For Possible Action)**

Alanna Woods, owner, presented the request. Ms. Woods stated they have been operating successfully in the Midtown District for just over a year. She commented their operation has brought individuals to the Midtown District and created jobs and stated they agree and accept the conditions of the special use permit. Their hours of operations easily fit into the requirements of the special use permit. They will also educate their customers about littering, loitering and reducing the noise as they are exiting since they will be in a neighborhood adjacent to residential uses.

Vern Kloos, Senior Planner, stated this operation is considered a bar because alcoholic beverages are being sold in conjunction with their classes. The primary use is art classes. Staff believes this is an appropriate use for the site if the bar is restricted to operate only during the hours of the art classes. There is sufficient parking. Residential and commercial uses are mixed throughout the street. Staff recommended approval of the project given the hours of operation and the minor fixes to the site plan as recommended by the conditions. Three letters were received in favor of the project. No other correspondence was received.

Commissioners Taylor, Weiske, Stapleton, Olivas, Reno, Woosley, and Chairperson Coffman disclosed they visited the site and received the emails.

At this time, Chairperson Coffman opened discussion to public comment.

Alex commented on parking problems in the area and stated there are city designated parking restrictions from 8:00 a.m. to 8:00 p.m. seven days a week.



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Barry O’Sullivan commented on the positive influence this project has been to his area.

The following individual(s) were in favor of the project, and had no comments to enter into the record:

Niko Hovartus

The following individual(s) were in favor of the project, but did not wish to speak; Chairperson Coffman read their comments into the record:

Jennifer Woods – “I would like to see the special use permit approved so Picasso and Wine can continue with their positive influence in the Reno community.”

Commissioner Woosley asked for more information about parking.

Vern Kloos, Senior Planner, stated there will be nine on-site spaces and two on-street spaces provided in the front of the building; the majority of parking will be in the rear. There are also two tandem parking spaces, but those are for employees only, of which there are only two employees at any one time. The number of parking spaces provided meets Code including the studio apartment to the south that is currently vacant. They also have the ability to add to parking in the future. Because the classes are held in the evening, parking will not conflict with most of the businesses and residences that are open during the day.

Commissioner Woosley asked if there were any additional open public parking spaces.

Vern Kloos, Senior Planner, stated there would be on-street parking available and that it would not be appropriate to require additional parking when parking requirements are already being met.

Commissioner Woosley asked for confirmation that the owner was working with surrounding businesses for additional parking.

Alanna Woods replied yes. They have contacted Waste Management who would supply twelve additional parking spaces after 6:00 p.m. Classes would be held in the evening. She also clarified they were not moving to grow, but to allow for more storage and operational room.

Commissioner Woosley asked if Waste Management parking spaces would be available during the weekend when day classes are held.

Alanna Woods replied yes.

Chairperson Coffman asked about normal class size.

Alanna Woods stated class size range from ten to twenty individuals.

Commissioner Weiske asked if this project was within the TOD Corridor or the Wells District because it appears to be a quarter of a mile from South Virginia Street.



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Vern Kloos, Senior Planner, stated it was in the Wells Neighborhood Plan.

Commissioner Reno asked if the driveway will be marked for entering and exiting.

Vern Kloos, Senior Planner, stated it would be because it is only a one-way driveway.

Commissioner Reno suggested it be conditioned to have the driveway marked.

Commissioner Stapleton voiced her support for the project.

*It was moved by Commissioner Stapleton, seconded by Commissioner Weiske to approve the special use permit for LDC14-00030 (Picasso and Wine) based upon compliance with the applicable findings and subject to conditions. Commissioner Stapleton stated she could make all of the findings. Commissioner Weiske stated he could make all of the findings. The motion carried by a vote of 7-0.*

9. TXT14-00007 (Warehouse and Distribution in the MU/DRRC/WELLS Zone) – An ordinance amending Reno Municipal Code Title 18, “Annexation and Land Development,” Chapter 18.08 in order to allow warehouse and distribution centers in the MU/DRRC/WELLS (Mixed Use/Downtown Reno Regional Center/Wells Avenue) zone, together with other matters properly relating thereto. njg [Ward 5] **(For Possible Action – Recommendation to City Council)**

Nathan Gilbert, Associate Planner, presented the amendment. He suggested the allowable square footage be capped at 70,000 square feet in order to discourage large concentrations of warehouse in the downtown area and to require a site plan review for uses that exceed 20,000 square feet in the future. Staff can make all of the applicable findings for the text amendment.

Commissioner Stapleton stated she was in support of the amendments.

Commissioner Olivas asked if the Apple Distribution Center that was to have been constructed in the area, but never came to fruition would still be applicable for this area with this amendment.

Claudia Hanson, Planning Manager, stated there had been a special use permit for their allowable use.

*It was moved by Commissioner Reno, seconded by Commissioner Olivas, to recommend approval of the text amendment request for TXT14-00007 (Warehouse and Distribution in the MU/DRRC/Wells Zone) based upon compliance with the applicable findings. Commissioner Reno stated he could make all of the findings. Commissioner Olivas stated he could make all of the findings. The motion carried by a vote of 7-0.*

## **VIII. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT**

Commissioner Weiske stated a meeting will be held next week.

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- IX. STAFF ANNOUNCEMENTS** – *1. Report on status of Planning Division projects; 2. Announcement of upcoming training opportunities; 3. Report on status of responses to staff direction received at previous meetings; and 4. Report on actions taken by City Council on previous Planning Commission items.*

None

- X. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS (For Possible Action)**

Commissioner Stapleton requested training on PUDs.

- XI. PUBLIC COMMENT** – **This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.**

None

- XII. ADJOURNMENT (For Possible Action)**

There being no further business, the meeting adjourned at 10:12 p.m.

*It was moved by Commissioner Weiske, seconded by Commissioner Olivas, to adjourn the meeting. The motion carried by a vote of 7-0.*